

DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: December 18, 2008

SPEX 2008-0018, SPEX 2008-0025

HEALTHSOUTH REHABILITATION HOSPITAL

DECISION DEADLINE: March 3, 2009

ELECTION DISTRICT: Dulles

PROJECT PLANNER: Marchant Schneider

EXECUTIVE SUMMARY

HealthSouth Rehabilitation Hospital of Northern Virginia, Inc. of Birmingham, Alabama, has submitted an application for a special exception to permit hospital use in the PD-IP (Planned Development – Industrial Park) zoning district. The subject property is approximately 9.20 acres in size and is located north of Millstream Drive approximately ¼ mile west of the intersection of Stone Springs Boulevard and Millstream Drive and approximately ½ mile south of John Mosby Highway (Route 50). A vicinity map is provided on page 3 of this report. The area is governed by the policies of the Revised General Plan (Suburban Policy Area, Dulles Community) and the Arcola Area/Route 50 Corridor Plan Amendment (CPAM 2005-0007) which designate this area for Business Community uses at a floor area ratio (FAR) up to 1.0.

The application proposes a 60-bed, 62,000 square foot inpatient rehabilitation facility within Landbay DD of the Stone Ridge development (ZMAP 1994-0017). Landbay DD is approved for up to 461,000 square feet of flex industrial uses at 0.28 FAR. On July 30, 2008, the State Health Commissioner awarded HealthSouth a Certificate of Public Need (COPN) for the proposed rehabilitation facility.

The special exception application is subject to the Revised 1993 Zoning Ordinance and is subject to the Additional Regulations of Section 5-610. The applicant has also submitted an application, pursuant to Section 5-600, for a minor special exception to modify Section 5-610(B)(2) to reduce the minimum required setback for principal hospital structures from 100 feet to 70 feet. The property is also located within the AI (Airport Impact) Overlay District and partially within the FOD (Floodplain Overlay District).

RECOMMENDATIONS

Staff Recommendation

Staff recommends that the Planning Commission forward the proposed application to a Planning Commission worksession for further discussion of the special exception conditions of approval; specifically, transportation improvements associated with the Hospital use.

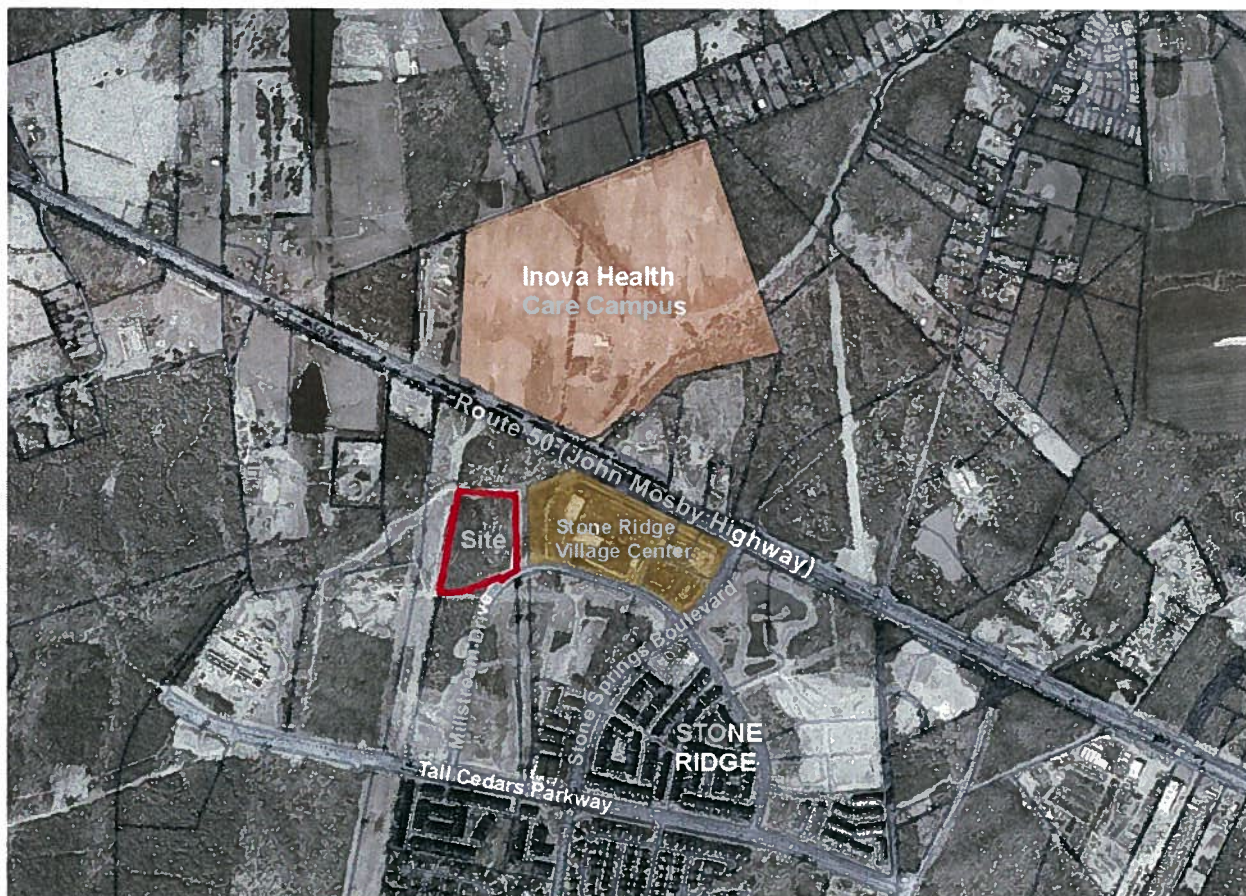
SUGGESTED MOTIONS

1. I move that the Planning Commission forward SPEX 2008-0018 and SPEX 2008-0025, HealthSouth Rehabilitation Hospital, to a subsequent worksession for further discussion.

OR,

2. I move an alternate motion.

VICINITY MAP



Directions:

From Leesburg, take Route 15 south to east Route 50. Travel approximately 4 miles and turn right onto Stone Springs Boulevard. Travel approximately ½ mile and turn right onto Millstream Drive. The property is located approximately ½ mile from the intersection on the north side of Millstream Drive west of Stone Ridge Village Center Plaza.

TABLE OF CONTENTS

I.	Application Information.....	5
II.	Summary of Discussion	6
III.	Conclusions.....	7
IV.	Conditions of Approval	8
V.	Project Review.....	11
A.	Context	11
B.	Summary of Outstanding Issues	12
C.	Overall Analysis	12
D.	Zoning Ordinance Criteria for SPEX Approval	18
VI.	Attachments	23

I. APPLICATION INFORMATION

APPLICANT	HealthSouth Rehabilitation Hospital of Northern Virginia, Inc. Arthur E. Wilson, Jr. One HealthSouth Parkway Birmingham, AL 35243
REPRESENTATIVE	Reed Smith, LLP Sally Hankins, Esq. 44084 Riverside Parkway, Suite 300 Leesburg, VA 20176
APPLICANT'S REQUEST	Special Exception to permit a inpatient rehabilitation hospital in the PD-IP Zoning District and a Minor Special Exception to modify Section 5-610(B)(2) to reduce the minimum required setback for principal hospital structure from 100 feet to 70 feet. The applications were accepted on April 4 th , 2008.
LOCATION	South side of Route 50, north of Millstream Drive approximately ½ mile west of the intersection of Millstream Drive and Stone Springs Boulevard, Stone Ridge, Virginia
TAX MAP/PARCEL #	Tax Map /100/////////56A-1/ PIN 247-20-1488
ZONING	PD-IP (Revised 1993 Zoning Ordinance)
ACREAGE OF SITE	9.20

SURROUNDING ZONING/ LAND USES

	ZONING	PRESENT LAND USES
NORTH	PD-IP	Stone Ridge/Vacant
SOUTH	PD-IP	Stone Ridge/Vacant & Residential
EAST	PD-CC-SC	Stone Ridge/Vacant & Shopping Center
WEST	PD-IP	Stone Ridge/Vacant

II. REFERRAL AGENCY COMMENT SUMMARY

TOPIC / ISSUE AREA	ISSUES EXAMINED AND STATUS
Comprehensive Plan	<ul style="list-style-type: none"> o Conformance with <u>Revised General Plan</u> (RGP) (Suburban Policy Area, Dulles Community). Hospital consistent with Business Community and Countywide Health Care Facilities policies. o Demonstrate demand for proposed inpatient facility and relationship to other approved and/or proposed hospitals within the Route 50 corridor. Status: Resolved. o Delineate existing tree cover and establish tree-save areas with maintenance plan. Status: Condition of Approval recommended. o Archeological investigation of the project site. Status: Completed. No further archaeological investigations recommended. o Provide noise attenuation to mitigate noise associated with Airport Impact Overlay District (Ldn 60). Status: Condition of Approval recommended. o Commit to site design elements (sidewalks, building height and placement, building form and materials, and loading areas). Status: Condition of Approval recommended. o Reduce/mitigate light trespass of proposed uses. Status: Condition of Approval recommended. o Depict bicycle and pedestrian connections along property frontage to Millstream Drive, and internal to project site. Status: Resolved by Plat revision. o Implement Green Infrastructure policies (conserve wetlands, surface waters, forest resources, steep slopes, habitat). Status: Condition of Approval recommended. o Commit to building design elements (efficiency). Status: Condition of Approval recommended.
Environmental Review	<ul style="list-style-type: none"> o Provide conceptual SWM/BMP plan. Status: Resolved by Plat revision. o Provide management buffer to steep slopes / floodplains. Status: Resolved by Plat revision. o Identify Tree Save Areas and establish maintenance program. Status: Condition of Approval recommended. o Provide commitments to Green Building Practices (LEED). Status: Condition of Approval recommended.
Zoning	<ul style="list-style-type: none"> o Notation, graphic, zoning reference, and tabular revisions. Status: Resolved by Plat revision. o Distinguish requested setback reduction for entrance canopy and building façade (Section 5-610). Status: Condition of Approval recommended. o Provide 10' access easement in lieu of 6' asphalt trail along South Fork Broad Run. Status: Condition of Approval recommended.

**SPEX 2008-0018, SPEX 2008-0025 – HEALTHSOUTH REHABILITATION HOSPITAL
PLANNING COMMISSION PUBLIC HEARING
December 18, 2008**

TOPIC / ISSUE AREA	ISSUES EXAMINED AND STATUS
	<ul style="list-style-type: none"> o Signage to comply with approved Comprehensive Sign Plan (ZMOD 2003-0006 and ZMOD 2006-0005). Status: Resolved.
Transportation	<ul style="list-style-type: none"> o Realignment of Millstream Drive to be completed prior to development. Status: Resolved by revised traffic impact analysis. o Sidewalk improvements to be provided as part of Millstream Drive reconstruction. Status: Resolved by Plat revision. o Provide traffic signal warrant study for Millstream Drive / Stone Springs Boulevard intersection and/or fair-share contribution and lane re-striping. Status: Unresolved.
Parks, Recreation, and Community Services	<ul style="list-style-type: none"> o Facilitate construction of proffered trail along South Fork Broad Run per ZMAP 1994-0017 (Stone Ridge). Status: Condition of Approval recommended.
Emergency Services	<ul style="list-style-type: none"> o Adequate Emergency Services available. Status: No issues. o A one time contribution of \$ 0.10 per gross square foot to be distributed to the primary fire and rescue company, escalated annually from the base year when the Board Fire and Rescue Policy was adopted (1988). Status: No contribution offered.
County Attorney	<ul style="list-style-type: none"> o Development conditions review and approval to legal form. Status: In progress
Disclosure of Real Parties	<ul style="list-style-type: none"> o Received, dated November 11, 2008

III. Conclusions

1. The proposed special exception for Hospital use is consistent with the existing land use policies of the Revised General Plan (RGP) for the subject area (Suburban Policy Area – Business Community). Subject to the prescribed development conditions, the proposed special exception use will be in accordance the RGP.
2. The proposed special exception is consistent with the Countywide Health Care Facilities policies of the Revised General Plan (RGP).
3. The proposed special exception for Hospital use and minor special exception to reduce the minimum required setback for principal hospital structures is in accordance with the Revised 1993 Zoning Ordinance.
4. The special exception proposes intersection improvements (Stone Springs Boulevard / Millstream Drive) and pedestrian improvements which will assist in the implementation of the Revised Countywide Transportation Plan; however, the timing, extent, and coordination of these improvements continues to be discussed by the applicant and staff.

5. Subject to the prescribed stormwater management measures and water resource management buffers, the special exception application preserves appropriate environmental resources on the Property. The proposal will minimize impacts on state waters and wetlands.

IV. SPEX CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval in accordance with the applicable land use policies of the Revised General Plan. These conditions have not been agreed upon by the applicant; specifically, transportation improvements associated with the proposed Hospital use. Staff will provide a status report to the Planning Commission public hearing identifying what updates, if any, have been made in consultation with the applicant and County staff.

1. **Substantial Conformance.** The proposed Hospital use shall be developed in substantial conformance with Sheet 1, Sheet 3a, Sheet 6, and Sheet 7 of the Special Exception Plat for HealthSouth Rehabilitation Hospital of Northern Virginia, prepared by The Engineering Groupe, Inc. dated February 15, 2008, revised through September 16, 2008 (the "Plat") and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application does not relieve the Applicant of any Zoning Ordinance, Codified Ordinance, or any other regulatory requirement. As used in these conditions, "Applicant" includes the owners of the property subject to the Special Exception approval, its successor, and parties developing, establishing or operating any of the approved Special Exception use.
2. **Uses Permitted.** Approval of the Special Exception grants approval for a Hospital use, as defined by the Revised 1993 Loudoun County Zoning Ordinance, in the PD-IP (Planned Development – Industrial Park) Zoning District. The cumulative total of the Hospital use shall not exceed 65,000 square feet of gross floor area.
3. **Lighting.** Site lighting shall conform to Section 5-1500 of the Revised 1993 Loudoun County Zoning Ordinance and Sections 7.110 and 7.120 of the Facilities Standards Manual (FSM). The following standards shall also apply:
 - a. **Light Fixtures.** Exterior building lighting and parking lot lighting shall be cut-off and fully shielded and shall direct light downwards and into the interior of the Property and away from surrounding public roads and properties. Low-pressure sodium lamps shall be prohibited.
 - b. **Exterior Building Lighting.** Exterior building lighting shall not exceed a maximum average illumination of five (5) foot-candles at grade level unless otherwise required by law, ordinance, or regulation.
 - c. **Parking Lot Lighting.** Parking lot lighting shall not exceed a maximum average illumination of two (2) foot-candles at grade level unless otherwise required by law, ordinance, or regulation.

- d. **Height of Light Fixtures.** The mounting height of any exterior light fixture shall not exceed 20 feet. Height shall be measured from the ground to the bottom of the light fixture.
4. **Acoustical Treatment.** The proposed hospital use shall be constructed to achieve a maximum interior noise level of 45 dBA. Documentation demonstrating an interior noise level not exceeding 45 dBA, certified by a licensed acoustical engineer, shall be provided to the County prior to or in conjunction with approval of the first zoning permit for Hospital use.
5. **Transportation Improvements.** The following transportation improvements shall be provided prior to or in conjunction with the first zoning for the Property unless otherwise noted.
- a. **Stone Springs Boulevard / Millstream Drive.** Re-stripe and install accompanying signage on eastbound Millstream Drive in order to provide a left turn lane at Stone Springs Boulevard, subject to Virginia Department of Transportation (VDOT) approval.
- b. **Public Access Easement.** Convey to the County, or a third party designated by the County, a ten foot (10') wide permanent public access as depicted on the Plat at Sheet 6. Such conveyance shall be at no cost the County and shall be intended to facilitate construction of a multi-purpose trail required by ZMAP 1994-007. Construction of said public easement shall not be the responsibility of the Applicant.
6. **Bicycle Storage / Shower Facilities.**
- a. A minimum of two (2) bicycle racks shall be provided as depicted on the Plat at Sheet 5.
- b. A minimum of one (1) shower facility shall be provided to employees of the Hospital use.
7. **Architectural Design Elements.** The applicant shall develop the proposed hospital use consistent with the Stone Ridge Design Guidelines for Construction, as amended, and shall incorporate the following design elements:
- a. **Building Accent Materials.** The exterior façade of the hospital use shall consist of 80% brick material.
- b. **Building Setback.** The entrance canopy for the hospital use shall not encroach less than 70 feet from the southern boundary line. The exterior building façade shall not encroach less than 95 feet from the southern boundary line.

8. **Energy Efficiency / Water Efficiency.** Development of the Hospital use shall incorporate the energy / water efficiency standards identified below. Inclusion of these standards shall be demonstrated prior to, or in conjunction with, zoning permit approval for the Hospital use.

- a. Drought-tolerant landscaping and use of a drip irrigation system;
- b. Installation of toilets and urinals requiring less than 1.6 gallons per flush and shower heads requiring less than 2.5 gallons per minute at 80 pounds per square inch;
- c. Installation of energy efficient T8 light bulbs in each 2 by 4 lay-in light fixture;
- d. Installation of energy efficient light emitting diode (LED) exit signs;
- e. Installation of automated programmable Heating Ventilation and Air Conditioning (HVAC) controls in common areas
- f. Installation of an Energy Management System to track energy consumed by the heating ventilation and air conditioning systems; and
- g. Installation of energy-efficient windows with a U-factor of 0.4 or less.

9. **Tree Save Areas.**

- a. Within the areas identified on the Plat as "Tree Save Areas," the Applicant shall preserve healthy trees provided, however, that trees may be removed to the extent necessary for encroachments due to installation of utilities and storm drainage facilities as permitted by the Facilities Standards Manual (FSM). A minimum of eighty (80) percent of the canopy within the cumulative Tree Save Areas depicted on the Plat will be preserved, exclusive of stands of Virginia Pine and Eastern Red Cedar over 25 years in age. In the event that the eighty (80) percent canopy threshold cannot be achieved within the designated Tree Save Areas, such lost canopy will be recaptured elsewhere on the Property in locations to be designated at the discretion of the Applicant in consultation with the County. Boundaries of all Tree Save Areas shall be delineated on the site plan for each phase of the development.
- b. If, prior to bond release, it is determined by the Applicant's certified arborist and/or the County that any healthy tree located within the boundaries of any of the Tree Save Areas has been damaged during construction and will not survive, then, the Applicant shall remove each such tree and replace each such tree with two (2) 2½ - 3 inch caliper native, non-invasive deciduous trees. The placement of the replacement trees shall be proximate to the area of each such damaged tree so removed, or in another area as requested by the County.
- c. After construction has been completed by the Applicant, Forest Management Techniques, performed by or recommended by a professional forester or Certified Arborist, that are necessary to protect or enhance the viability of the canopy may be undertaken. Such Management Techniques may include, without limitation, pruning and the removal of vines, invasive species, trees uprooted or

damaged by extreme weather conditions, and trees or limbs that are diseased, insect-infested, dead, or are considered a hazard to life or property. The site plan for the Property shall contain a note stating that the removal of trees within a Tree Save Area is prohibited except in accordance with the provisions outlined in this note.

V. PROJECT REVIEW

A. CONTEXT

HealthSouth Rehabilitation Hospital of Northern Virginia, Inc. requests approval of a special exception to permit a 60-bed inpatient rehabilitation hospital on a 9.2 acre parcel located within Landbay DD of the Stone Ridge Development (ZMAP 1994-0017). Landbay DD was approved for up to 461,000 square feet of flex industrial uses at 0.28 FAR.

The area is governed by the policies of the Revised General Plan and the Arcola Area/Route 50 Corridor Plan Amendment (CPAM 2005-0007) which designate this area for Business Community uses at a floor area ratio (FAR) up to 1.0. The Countywide Health Care Facilities policies of the Revised General Plan guide the location and type of healthcare facilities and healthcare-related businesses throughout the County and take into consideration State criteria for siting such facilities. On July 30, 2008, the State Health Commissioner awarded HealthSouth a Certificate of Public Need (COPN) for the proposed rehabilitation facility.

The applicant has also submitted an application for a minor special exception to reduce the minimum required setback for principal hospital structures from 100 feet to 70 feet.

Location

The approximately 9.2 acre parcel is located in the Dulles Community of the Suburban Policy Area north of Millstream Drive and approximately ½ mile south Route 50.

The project is generally bound by the South Fork of the Broad Run to the north, an associated tributary to the Broad Run to the east, and a 250 foot electric and gas easement to the west. Existing and proposed developments in proximity to the site include the INOVA Health Care Campus to the north, Stone Ridge Village Center to the east, and the Stone Ridge community to the south and west (See Vicinity Map on page 3).

Proposed Development

The proposed 1 story rehabilitation hospital is to be developed in two phases, the first phase consisting of 40 beds and a second phase of an additional 20 beds approximately five years after completion of the first phase. The proposed facility will be a maximum of 62,000 square feet at build-out.

HealthSouth provides comprehensive acute medical rehabilitation to adults recovering from surgical and non-surgical conditions. The facility expects to draw patients from 5 existing full-service area hospitals: INOVA Loudoun Hospital, Reston Hospital, INOVA Fairfax Hospital, Prince William Hospital, and Fauquier Hospital. At build-out, HealthSouth anticipates employing approximately 250 people.

The facility is subject to the Stone Ridge Design Guidelines for Construction consistent with the Route 50 Corridor Design Guidelines for new development. The applicant's requested setback reduction proposes to decrease the required 100 foot setback by 30 feet along the southern and western boundary of the subject property.

Transportation

The subject parcel will be accessed via Millstream Drive. The site has been designed in anticipation of the realignment of Millstream Drive in accordance with CPAP 2007-0072. A sidewalk will be provided along the subject property's frontage to the realigned Millstream Drive with connections to the pedestrian network south of Millstream Drive.

At build out, the project will generate approximately 1,089 daily trips, with AM and PM peak hour trips less than the approved flex industrial uses within Landbay DD of the Stone Ridge development.

Site Conditions

The subject property is predominantly wooded. Immediately north of the property is the South Fork of the Broad Run. A tributary to Broad Run is immediately east of the site. Major floodplain, steep slopes, and wetland areas associated with the noted stream channels exist on the subject property.

B. SUMMARY OF OUTSTANDING ISSUES

The recommended conditions of approval have not been agreed upon by the Applicant; specifically, transportation improvements associated with the proposed Hospital use. Staff will provide a status report to the Planning Commission public hearing identifying what updates, if any, have been made in consultation with the applicant and County staff.

C. OVERALL ANALYSIS

REVISED GENERAL PLAN (RGP)

Land Use

The subject site is planned for Business Community. The County envisions a mix of uses in the Business area with the predominant use intended as office and/or light

industrial uses and public/civic uses and parks and open space. The proposed inpatient rehabilitative care hospital is defined under RGP Policies as an institutional use and, more specifically, a healthcare facility. The Countywide Health Care Facilities policies guide the location and type of healthcare facilities and healthcare-related businesses throughout the County and encourage the location of a variety of health care facilities in those areas where needs have been identified, most notably the Route 50 Corridor.

In response to staff's request, the applicant provided additional information to illustrate the demand for rehabilitative services in the region and the larger catchment area of the proposed facility. As noted above, the facility expects to draw patients from 5 existing full-service area hospitals: INOVA Loudoun Hospital, Reston Hospital, INOVA Fairfax Hospital, Prince William Hospital, and Fauquier Hospital. The applicant's assertions regarding the demand for rehabilitative services in the region are further supported by the issuance of a Certificate of Public Need (COPN) for the proposed HealthSouth facility by the State Health Commissioner dated July 30, 2008.

The applicant has also provided additional information to demonstrate the compatibility of the proposed health care facility with the future office and business uses in the immediate vicinity of the subject site. Based on the applicant's data, traffic generated by the proposed hospital will occur at off peak hours at a trip rate less than that of future office and business uses surrounding the subject site. The applicant has also incorporated design features into the landscape (significant setback from Route 50 and resulting preservation of river and stream corridor resources) and building architecture (compatible architecture with the existing Stone Ridge development) which are in keeping with the surrounding Business Community designation and the Route 50 Corridor Design Guidelines.

Staff finds that the use of the subject property for a proposed inpatient rehabilitative care hospital is in conformance with the planned Business Community land use designation of the area.

Existing Conditions

The Green Infrastructure is a collection of natural, cultural, heritage, environmental, protected, passive and active resources that will be integrated in a related system. Elements of the countywide Green Infrastructure found on the subject site, including existing forest cover and moderately and very steep slopes, natural drainage ways and wetlands associated with the South Fork of the Broad Run and associated tributary south and east of the site. The RGP directs that development should take place around these elements, incorporating them into the design of the site. Such an approach places a priority on preserving both sensitive environmental and man-made features.

In response to staff recommendations, the applicant has purchased an additional two acres of land and reoriented the rehabilitation facility to Millstream Drive to avoid and/or minimize impacts on the environmental features noted above. The applicant has also preserved additional trees and designated Tree Save Areas on the subject site,

including a high quality cedar-hardwood stand located along the western boundary of the property. The applicant has provided a management buffer to the South Fork of the Broad Run in excess of the RGP prescribed 50-foot management buffer to protect river and stream corridor elements to better dissipate and minimize the volume of surface water run-off as well as filter and treat pollutants on the subject site.

The applicant has agreed to conditions of approval committing to lighting standards to include full cut-off fixtures to reduce light trespass. The applicant has also agreed to provide acoustical building treatments so that noise levels associated with the property's location within the Airport Impact Overlay do not exceed 45 dba within the proposed facility.

Staff finds that RGP policies pertaining to existing tree cover, river and stream corridor resources, lighting and noise impacts have been sufficiently addressed; however, conditions of approval demonstrating the application's conformance with the noted RGP policies continue to be discussed.

Site Design

The RGP calls for new development with a Business Community to achieve and sustain a built environment of high quality. The RGP further states that business land uses should seek to reduce the potential impact of building size, exterior cladding of buildings, signs and other features of an employment use that may create negative visual impacts on the surrounding community. Both the Arcola Area/Route 50 Corridor Plan and the RGP provide a number of design guidelines related to building arrangement, streetscape, parking, service areas, site elements and building design.

Building Design

Staff requested additional information pertaining to the proposed building design. In response, the applicant provided drawings of the proposed inpatient rehabilitative care hospital depicting the various elevations and detailing the proposed exterior building materials. The overall design of the building is linear and simple, with the exception of a large two story entrance tower with attached carport/entrance canopy which defines the front elevation of the building. Staff further recommended a reduction in the height of the tower and the use of brick accents instead of the synthetic stucco panels to create a unified design for the building entrance which would be visible from Route 50 and the surrounding area above the tree line. The applicant has noted that the facility is subject to the Stone Ridge Design Guidelines for Construction and is consistent with the Route 50 Corridor Design Guidelines for new development. Further, the entrance tower has been reduced by four feet.

Staff finds the overall building design is in keeping with the Route 50 Corridor Design Guidelines subject to conditions of approval demonstrating the applicant's commitments to the noted design elements.

Pedestrian and Bicycle Circulation

The County is committed to establishing an integrated trails system for pedestrians and cyclists, and will work to establish connections among pedestrian and bicycle sidewalks, paths, and trails. The applicant has depicted a 6-foot concrete sidewalk on the Plat adjoining a realigned Millstream Drive and identified bike rack locations on the property. In support of the proffered but not yet constructed segment of a multi-purpose trail adjoining the floodplain of the South Fork of Broad Run (ZMAP 1994-0017, Stone Ridge) the applicant has agreed to provide a 10 foot public access easement along the South Fork.

Staff finds that adequate accommodations for future pedestrian and bicycle circulation have been provided subject to conditions of approval demonstrating the applicant's commitments to the noted sidewalk, bicycle, and trail improvements.

Setback Modifications

The applicant has requested a building setback modification on the southern boundary adjoining Millstream Drive to accommodate the proposed entrance canopy of the building, as well as a building setback modification on the western boundary on the property to accommodate the building. The applicant has requested the building setback modification so that the proposed inpatient rehabilitative care hospital could be sited on the property to avoid and/or minimize impacts on environmental features as discussed above.

Staff supports the proposed building setback modifications to avoid and/or minimize impacts on environmental features on the subject property.

ENVIRONMENTAL REVIEW

Stormwater Management

The RGP calls for implementation of Low Impact Development (LID) techniques which integrate hydrologically functional designs with existing methods for preventing water pollution. Best Management Practices (BMPs) in conjunction with innovative site designs incorporating LID measures can reduce sedimentation and erosion and maintain the overall water quality of the South Fork of the Broad Run and its associated tributaries. The applicant has agreed to a Plat note to provide a BMP facility to treat stormwater runoff from the hospital facility and associated parking areas. Staff finds the commitment adequate.

Building Efficiency / LEED

RGP policies state the County will emphasize its role as a leader, facilitator, and source of information on environmental design options and procedures when implementing its

program for achieving and sustaining a built environment of high quality. The County supports energy efficiency in building construction and staff suggests land use proposals incorporate the Green Building Practices endorsed by the United States Green Building Council's Leadership and Energy and Environmental Design (LEED) program in order to achieve the County's Green Infrastructure Policies and Planning Approaches to water conservation, solid waste management, and air quality.

In response to staff recommendations, the applicant has agreed to a series of water and energy efficiency standards to include low-flow water fixtures, automated HVAC controls with an associated Energy Management System, and energy efficient window systems. The language of these commitments in the form of conditions of approval continues to be discussed with the applicant.

ZONING

The subject site is zoned PD-IP (Planned Development – Industrial Park) and is subject to the Revised 1993 Zoning Ordinance. The proposed hospital use is listed as a Special Exception use under Section 4-504(F) and is subject to the Additional Regulations of Section 5-610. The applicant has also submitted an application for a minor special exception to modify Section 5-610(B)(2) to reduce the minimum required setback for principal structures from 100 feet to 70 feet along the property's southern and western boundary.

The subject parcel is located within Landbay DD of the Stone Ridge Development (ZMAP 1994-0017). Landbay DD was approved for up to 461,000 square feet of flex industrial uses at 0.28 FAR.

Zoning staff reviewed the application and recommended a number of note, reference, and graphic changes to the Special Exception Plat. The Applicant has incorporated revisions, as requested, on the plat dated February 15, 2008, and revised through September 16, 2008. Zoning staff also recommended the applicant distinguish between the building façade and entrance canopy encroachments of the required 100 foot setback along the southern boundary of the site adjacent to the realigned Millstream Drive, noting the entrance canopy encroaches up to 70 feet of the required buffer while the building only encroaches up to 95 feet of the required buffer. A condition of approval has been recommended specifying the limits of the two encroachments.

TRANSPORTATION

Existing, Planned and Programmed Roads

The subject property is located north of Millstream Drive approximately ¼ mile west of the intersection of Stone Springs Boulevard and Millstream Drive and approximately ½ mile south of John Mosby Highway (Route 50).

In the vicinity of the site, Route 50 is currently a four-lane median divided minor arterial with a posted 55 mph speed limit. Stone Springs Boulevard is currently a four-lane divided road between Tall Cedars Parkway and Route 50. The Stone Springs Boulevard / Route 50 intersection is signalized.

The hospital's proposed entrance will be from Millstream Drive, currently a four-lane undivided "loop" road between Stone Springs Boulevard and Tall Cedars Parkway. The site has been designed in anticipation of the realignment of Millstream Drive along the subject property's southern boundary in accordance with CPAP 2007-0072. The "loop" road is to be reconstructed as a T-intersection immediately south of the site between the site's east and west entrances. A sidewalk will be provided along the subject property's frontage to the realigned Millstream Drive with connections to the pedestrian network south of Millstream Drive.

At build out, the project will generate approximately 1,089 daily trips, with AM and PM peak hour trips less than the approved flex industrial uses within Landbay DD.

Summary of Transportation Issues / Improvements

The applicant's traffic study demonstrates adequate Levels of Service (LOS) D or better for roadways anticipated to serve the proposed use both under existing conditions and upon the forecasted build-out of the hospital in 2012. The Countywide Transportation Plan (CTP) specifies a LOS D or better as an acceptable level of service. Both Office of Transportation Services (OTS) staff and Virginia Department of Transportation (VDOT) staff questioned the appropriateness of a traffic signal warrant study and/or monetary contribution for signalization at the intersection of Stone Springs Boulevard and Millstream Drive. In response, the applicant proposes to improve PM peak hour trip LOS at the intersection of Millstream Drive and Stone Springs Boulevard through re-striping and signage at the intersection, which improves LOS from LOS E to LOS D. The timing, extent, and coordination of improvements to the intersection continue to be discussed with the applicant.

FIRE AND RESCUE

The Department of Fire, Rescue, and Emergency Management has no objection to the approval of this application.

Per the adopted Board Fire and Rescue Policy, all applicants are requested to provide a one-time contribution of \$.10 per gross square foot of non-residential floor area to be distributed to the primary volunteer fire and rescue agencies, escalated annually from the base year when the policy was adopted (1988). No fire-rescue contribution has been offered by the Applicant.

D. ZONING ORDINANCE CRITERIA FOR APPROVAL

Section 6-1310 of the Revised 1993 Loudoun County Zoning Ordinance states "In considering a special exception application, the following factors shall be given reasonable consideration. The Applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance":

Standard (A) *Whether the proposed special exception is consistent with the Comprehensive Plan.*

Analysis As outlined and discussed above in Section C, Overall Analysis, Revised General Plan (RGP) policies identify institutional uses such as healthcare facilities as appropriate and compatible uses within Business Communities. Subject to development conditions regarding site design and building efficiency, reduction of light trespass, noise attenuation, and implementation of Green Infrastructure policies, the proposed special exception will be in accordance the RGP.

Standard (B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

Analysis The proposed uses will provide effective measures of fire control that meet all state and local fire safety requirements and regulations.

Standard (C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

Analysis The proposed special exception use is not anticipated to generate noise which will negatively impact uses in the immediate area. Ambulance services (air and vehicle) typically associated with full service hospital facilities which would otherwise generate noise to and from such facilities are not programmed as part of the proposed rehabilitation hospital.

Standard (D) *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

Analysis A condition of approval will require the applicant to install restrictive lighting fixtures to minimize light and glare impacts on the immediate area.

Standard (E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

Analysis The RGP designates this area Business Community with the predominate use intended as office and/or light industrial uses. The RGP further identifies institutional uses such as healthcare facilities as appropriate and compatible land uses within the policy area. The layout of the property places the facility in close proximity to the southern boundary of the site along a realigned Millstream Drive with significant vegetative screening to the north and east of the site. A 250 foot electric powerline and gas easement borders the western boundary of the subject property.

Standard (F) *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.*

Analysis As noted above, the applicant has generally placed the facility in close proximity to the southern boundary of the site along a realigned Millstream Drive. Tree Save Areas along the northern and eastern property boundaries have been identified on the Plat. A 250 foot electric powerline and gas easement borders the western boundary of the subject property, beyond which exists land proffered as open space as part of the Stone Ridge Development (ZMAP 1994-0017).

The applicant's proposed vegetative buffering and screening is described in detail on Sheet 7 of the Plat.

Standard (G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.*

Analysis No topographic or physical, natural, scenic, archeological, or historic features of significant importance has been identified on the Property.

Standard (H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

Analysis The Applicant will retain existing natural features outside the limits of grading and clearing necessary to accommodate the proposed hospital use. No Endangered and Threatened Species (ETS), rare plant species, or rare plant communities were observed on the Property.

Public water and sanitary sewer will be provided to the site. The recommended conditions of approval will require multiple commitments to groundwater quality.

It is not anticipated that the proposed uses will negatively affect natural features, wildlife habitat, vegetation or air quality. The application preserves appropriate environmental resources on the Property and the disturbance to wildlife habitat is acceptable.

Standard (I) *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

Analysis As noted above, the proposed rehabilitation facility expects to draw patients from 5 existing full-service area hospitals: INOVA Loudoun Hospital, Reston Hospital, INVOA Fairfax Hospital, Prince William Hospital, and Fauquier Hospital. The applicant's assertions regarding the demand for rehabilitative services in the region are further supported by the issuance of a Certificate of Public Need (COPN) for the proposed HealthSouth facility by the State Health Commissioner.

Further, the Countywide Health Care Facilities policies guide the location and type of healthcare facilities and healthcare-related businesses throughout the County and encourages the location of a variety of health care facilities in those areas where needs have been identified, most notably the Route 50 Corridor where the rehabilitation facility is proposed.

Standard (J) *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

Analysis As discussed above, Staff has evaluated road and pedestrian improvements designed to mitigate the traffic impacts identified in the applicant's traffic study; specifically striping and/or signalization at the Stone Springs Boulevard / Millstream Drive intersection as part of the forecasted build-out of the hospital facility. The extent, timing, and coordination of the improvements continue to be discussed.

Standard (L) *Whether the proposed special exception will be served adequately by essential public facilities and services.*

**SPEX 2008-0018, SPEX 2008-0025 – HEALTHSOUTH REHABILITATION HOSPITAL
PLANNING COMMISSION PUBLIC HEARING
December 18, 2008**

Analysis As identified in the attached referral agency comments, the proposed special exception uses will be adequately served by existing public facilities and services.

Standard (M) *The effect of the proposed special exception on groundwater supply.*

Analysis The proposed special exception uses are not anticipated to have an adverse affect on the County's ground water supply. Public water and sanitary sewer service will be provided by Loudoun Water (formerly LCSA). Storm water management / Best Management Practices (BMPs) and other conservation measures will be implemented by the applicant.

Standard (N) *Whether the proposed use will affect the structural capacity of the soils.*

Analysis The siting of the proposed facility on the subject property is not anticipated to affect the structural capacity of the soils. Soils having poor or very poor potential to be developed are confined to within an area of the property which is to remain undisturbed.

Standard (O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.*

Analysis Development of the proposed hospital use anticipates the realignment of Millstream Drive along the property's southern boundary and will not negatively impact orderly and safe road development and transportation. See also the staff analysis of Standard (J) above.

Standard (P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

Analysis The proposed special exception for hospital use will provide desirable employment in support of the Business Community uses envisioned within the Route 50 corridor, thereby enlarging the County's tax base. The applicant states it expects to employ approximately 250 individuals, 50% of which will be licensed clinical staff. As a for-profit corporation, the applicant estimates \$4.5 million in revenues for Loudoun County over a 20 year time period.

Standard (Q) *Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.*

SPEX 2008-0018, SPEX 2008-0025 – HEALTHSOUTH REHABILITATION HOSPITAL
PLANNING COMMISSION PUBLIC HEARING
December 18, 2008

Analysis The proposed special exception uses are intended to support existing and future resident populations based on the County's land use plan and will not negatively impact existing and future agriculture, industry, and businesses.

Standard (R) *Whether adequate on and off-site infrastructure is available.*

Analysis Adequate on and off-site infrastructure will be made available prior to occupancy of the proposed rehabilitation facility.

Standard (S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

Analysis No odors are anticipated by the development and/or operation of the proposed special exception use.

Standard (T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

Analysis Existing and proposed road networks associated with the proposed special exception use will divert construction traffic away from existing neighborhoods and school areas.

**SPEX 2008-0018, SPEX 2008-0025 – HEALTHSOUTH REHABILITATION HOSPITAL
PLANNING COMMISSION PUBLIC HEARING
December 18, 2008**

VI. ATTACHMENTS (UNLESS NOTED OTHERWISE, ATTACHMENTS ARE NOT AVAILABLE ELECTRONICALLY BUT MAY BE OBTAINED FROM THE DEPARTMENT OF PLANNING)	PAGE NUMBER
1. Review Agency Comments	
a. Planning, Comprehensive Planning (10/21/08, 07/01/08)	A-1
b. Building and Development, Environmental Review Team (10/16/08, 05/08/08)	A-17
c. Building and Development, Zoning (10/28/08, 07/22/08)	A-23
d. Building and Development, County Archeologist (04/28/08)	A-29
e. Office of Transportation Services (10/22/08, 05/20/08)	A-31
f. Virginia Department of Transportation (10/17/08, 05/08/08)	A-43
g. Parks, Recreation, and Community Services (10/14/08, 05/19/08)	A-53
h. Loudoun Water (LCSA) (05/27/08)	A-65
i. Health Department (04/29/08)	A-67
j. Fire, Rescue, and Emergency Services (05/14/08)	A-69
2. Applicant's Response to Referral Comments (11/19/08, 09/16/08)	A-71
3. Applicant's Statement of Justification (12/02/08)	A-113
4. Plat / Concept Development Plan (revised 09/16/08)	Follows A-130